

COMMISSIONERS APPROVAL

CHILCOTT *gc*

LUND *Btl*

THOMPSON *at*

TAYLOR (Clerk & Recorder)

Date.....November 6, 2006

Members Present.....Commissioner Greg Chilcott,  
Commissioner Betty Lund and Commissioner Alan Thompson

Minutes: Sally Fortino

The Board of County Commissioners met for a public hearing on the adoption of Old Corvallis Road Area 3 Neighborhood Plan. Karen Hughes, Renee Van Hoven, and John Lavey were present from the Planning Department. County Attorney George Corn, James McCubbin, Deputy County Attorney, and several members of the public were also present.

Commissioner Chilcott outlined the steps involved in coming to this point of the process. The area involved is bordered by Old Corvallis Road, Fairgrounds Road, and Eastside Highway with exceptions. This meeting was published in the October 26<sup>th</sup> edition of the Ravalli Republic.

John Horwich gave a power point presentation of the plan, relaying the following information. He stated this is an amendment to the growth policy, being a plan for a neighborhood, and not a subdivision plan. The process was started in January, 2005. Meetings were held with the Board of County Commissioners and the Besseney family, Right to Farm and Ranch Board, Hamilton City Park Board and City Council, residents of the surrounding area, various fire districts, representatives of Daly Mansion, joint County and City Planning Boards; numerous public hearing were held for the purpose of receiving public input. The plan has been before the City and its Boards six times. It has come before the County seven times. There have been several different opportunities for public input.

The Old Corvallis Road Area 3 Neighborhood plan consists of approximately 487 acres, 32 separate tax assessor parcels; 6 parcels are currently owned by the Besseney family or the Bitter Root Stock Farm, comprising approx 75% of OCR3 area.

Goals:

Establish a comprehensive set of long range goals and goal-related policies to guide future growth and development in the area, utilizing a 15-year timeframe, to 2020.

Provide an increased level of predictability to land owners, neighbors and developers about where and how growth can be accommodated. Growth and development should be encouraged where it can best be accommodated and served by existing facilities.

Future growth should be sited and designed so as to retain, to the maximum extent feasible, the integrity of the entrance and view shed to Daly Mansion.

Zoning and land use plans should be adopted for the neighborhood that encourages and provides incentives for the development plans that preserve as open space the area extending west/northwest of the mansion to a line 750' east of Old Corvallis Rd.

Even though development in the neighborhood may be undertaken by different parties, at ultimate build-out, the entire neighborhood should appear and function as a cohesive community. Public open space within the neighborhood should be planned on the basis of the entire neighborhood. Major public open space within the neighborhood should be located and designed to enhance the Mansion grounds and benefit from existing Daly Mansion grounds.

Economic Development goals, policies, and implement strategies:

A zoning and land use plan should be adopted for the neighborhood that establishes Old Corvallis Road through the entire length of the neighborhood as a business corridor.

An area within the neighborhood should be planned to attract new and foster growth of existing knowledge-based businesses, which pay higher than prevailing wages.

Sites should be provided for professional offices and limited support facilities serving businesses and residents within the neighborhood, but restricting such sites to reduce redundancy with downtown Hamilton facilities.

Business development on the east side of Old Corvallis Road should have sufficient depth to provide for development of a campus-like atmosphere.

Business development and redevelopment on the west side of Old Corvallis Road should be encouraged through the combining of existing smaller parcels.

Consistent design principles should be adopted for all improvements built along old Corvallis Road. While each property owner should have substantial latitude, the business corridor along old Corvallis road should have a consistently high-quality image.

The Old Corvallis Road business corridor should be served by mass transit, both the local mass transit service and by bus or van service from Missoula.

Considerations should be given to redeveloping Old Corvallis Road with enhanced landscaping, street lighting, walkways and signage, to implement the quality image

established for the business corridor. Efforts should be made to discourage through traffic on Old Corvallis Road.

#### Housing goals:

Average overall housing density should be 2.9 dwelling units per net residential acre, resulting in approximately 840 units at build-out. Of these, approximately 115 units would be located in the Southeast corner of the neighborhood, bounded by Fairgrounds Road and Eastside Highway, with sewer service provided by gravity flow via the sewer in Fairgrounds Road.

In order to encourage developers to dedicate additional land for parkland or trails, or to provide significant areas of private open space, developers should be offered the opportunity to increase densities up to 10 dwelling units per net residential acre, provided that the neighborhood would not exceed 840 dwelling units.

Density will be achieved through a wide variety of housing styles and densities. Developers should be allowed to trade densities among sites.

Development should be served with public sanitary sewer and public water and development should be designed to make such service as economical and efficient as possible.

#### Transportation goals:

Developments should include a non-motorized trail system within each neighborhood which provides connections to trail systems accessing public parks, the Mansion grounds, other residential neighborhoods and business areas within the neighborhood.

Whenever feasible, pedestrian and non-motorized connections should be accomplished by means of trails systems that are separate from the street system in order to reduce street width.

Zoning and land use plans should be adopted for the neighborhood that require all developments to dedicate improved non-motorized trails.

Explore with the County Fair Board and Council on Aging and other interested parties the development of a transit hub in conjunction with a paved parking facility serving the fairgrounds.

Implementation: Amendment to Hamilton and Ravalli County growth policies, along with City and County zoning and Amendments to City and County Subdivision Regulations.

Commissioner Chilcott opened the meeting to public comment.

Robert Cron said he has lived many places and looked at many plans; this is a really good plan. There have been some changes made recently that seem driven by what land owners like. He recommended adoption of the plan.

County Attorney George Corn said he recommends adoption of the amendment to the growth policy, based on 16 years of experience. Protection of the Mansion is important; the County has had a 20-year involvement in that area. This is the first plan that deals with that area. It is also important that this is the first neighborhood plan that you've adopted, which underscores the commitment to planning by the County; the importance of taking the first step cannot be overstated. It is a good plan. It is unfortunate that the City of Hamilton has not elected to go along with this at this point, but you can proceed without jeopardizing the plan. The August 24<sup>th</sup> meeting with the City had speakers from the City say nothing should happen in that area. We must move ahead with planned growth.

Karen said the Planning Department tried to provide more information to answer questions about the extent of public involvement. Planning should precede infrastructure. Decide how you want an area to grow, and then provide the infrastructure. She recommended approving the plan and adopting the policy

George said the plan received a unanimous vote by the Planning Board to proceed. Growth will happen out there; we should plan for it.

Commissioner Chilcott closed public comment, there being no more offered.

Commissioner Lund said it is an impressive plan; she was disappointed when Hamilton wouldn't assist in this.

Commissioner Thompson commented on his frustration when people who ask for planning in growth, then another governing body disagreeing with what we are trying to do. Recreation facilities are being sought within the County, the Park Board is diligently seeking. What happens if we don't adopt this? Those people who should be embracing what the County is trying to do should be here for support. Growth will be to the east and north of Hamilton, as the river prevents growth to west, and problems diminish the opportunity for growth to the south. There has been much input; he said he is in favor of adopting plan as it exists at this time.

Commissioner Chilcott said he appreciated John's time, tenacity and thick skin. He was a little concerned about the way we walked into this; we were told that to move forward with economic growth we would need to develop a lift station. We wanted to provide senior living capacity and provide infrastructure for the future. Planning provides predictability. He said the plan has his support with one exception: in the transportation section, strike 'to Missoula' from the text.

Commissioner Lund made a motion to adopt the Resolution No. 2001 which is a Resolution of Intent to adopt the Old Corvallis Road Area 3 Neighborhood Plan as an amendment to the Ravalli County Growth Policy. Commissioner Thompson seconded

the motion. James asked if the motion included the request to strike 'to Missoula' from the text. Commissioner Lund said it did. All voted "aye".

Commissioner Lund made a motion to adopt Resolution No. 2002 which is the actual adoption of the Old Corvallis Road Area 3 Neighborhood Plan as an amendment to the Ravalli County Growth Policy. Commissioner Thompson seconded the motion and all voted "aye".

In other business the Board of County Commissioners met for a discussion and decision on the use of CDBG monies for analysis of impediments and the plan to address accessibility in County buildings. The meeting was continued to November 13, 2006 at 10:30 am.

The Board made a site visit to the Sapphire Meadows Subdivision.

Commissioner Thompson attended a Detention Unit Bargaining session during the evening hours.